124.0	0001	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	634,700 / 634,700
					USE VALUE:	634,700 / 634,700
					ASSESSED:	634,700 / 634,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		JASON CT, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOUBLE PAINTING INC
Owner 2:	
Owner 3:	
Street 1:	419 AIKEN AVE
Street 2:	
Twn/City:	DRACUT
St/Prov:	MA Cntry: Own Occ: N
Postal:	01826 Type:

PREVIOUS OWNER

Owner 1:	STEFANOU JOHN -
Owner 2:	-
Street 1:	19 CONWELL AVE
Twn/City:	SOMERVILLE
St/Prov:	MA Cntry:
Postal:	02144

NARRATIVE DESCRIPTION

This parcel contains .084 Sq. Ft. of land mainly classified as One Family with a Bungalow Building built about 1924, having primarily Wood Shingle Exterior and 948 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3652.000	158,100		476,600	634,700
Total Card	0.084	158,100		476,600	634,700
Total Parcel	0.084	158,100		476,600	634,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 669.51 | /Parcel: 669.51

Legal Description

User Acct 79783

GIS Ref

GIS Ref

Insp Date 02/27/12

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 124.0-0001-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	158,100	0	3,652.	476,600	634,700		Year end	12/23/2021
2021	101	FV	146,800	0	3,652.	476,600	623,400		Year End Roll	12/10/2020
2020	101	FV	146,800	0	3,652.	476,600	623,400	623,400	Year End Roll	12/18/2019
2019	101	FV	149,700	0	3,652.	503,100	652,800	652,800	Year End Roll	1/3/2019
2018	101	FV	149,700	0	3,652.	370,700	520,400	520,400	Year End Roll	12/20/2017
2017	101	FV	149,700	0	3,652.	354,800	504,500	504,500	Year End Roll	1/3/2017
2016	101	FV	149,700	0	3,652.	328,300	478,000	478,000	Year End	1/4/2016
2015	101	FV	131,800	0	3,652.	275,400	407,200	407,200	Year End Roll	12/11/2014

!9623!

PRINT

Date	Time
12/30/21	09:21:34

LAST REV

Date	Time
11/24/21	10:33:28
jorourke	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9623

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STEFANOU JOHN,	78958-5	1	10/21/2021		720,000	No	No		
STEFANOU PETER/	72321-85		3/12/2019	Estate/Div		No	No		
	16835-96		3/1/1986		143,000	No	No		Peter Stefanou dod 8/31/2015

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/24/2021	SQ Returned	JO	Jenny O
11/10/2021	SQ Mailed	MM	Mary M
2/27/2012	Inspected	BR	B Rossignol
11/14/2008	Meas/Inspect	336	PATRIOT
12/17/1999	Inspected	263	PATRIOT
11/17/1999	Mailer Sent		
10/28/1999	Measured	266	PATRIOT
8/5/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	79783
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3652		Sq. Ft.	Site		0	90.	1.45	10									476,606						476,600	

Total AC/HA:	0.08384	Total SF/SM:	3652	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	476,606	Spl Credit		Total:	476,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	2 - Bungalow		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1924	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.98990101
Adj $ / SQ:	133.637
Other Features:	66000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	229086
Depreciation:	71017
Depreciated Total:	158069

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

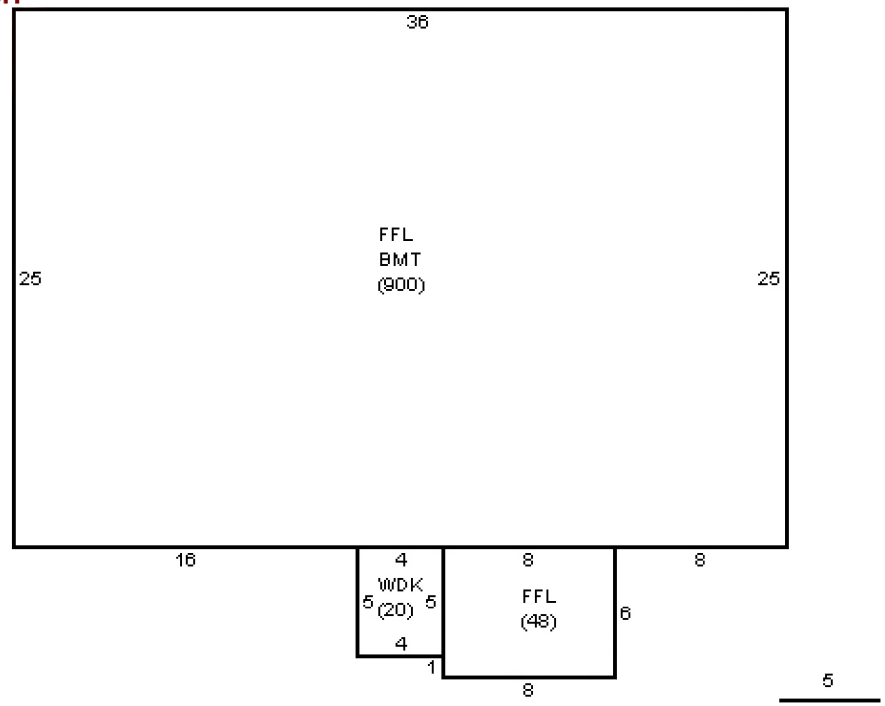
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	133.64
Special Features:	0	Val/Su Net:	84.64
Final Total:	158100	Val/Su SzAd	166.77

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	948	133.640	126,688
BMT	Basement	900	40.090	36,082
WDK	Deck	20	15.840	317

Net Sketched Area:	1,868			Total:	163,087
Size Ad	948	Gross Area	1868	FinArea	948

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

124.0-0001-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc